

OCT 27 2015

From: Brent Johnson

October 20, 2015

Answer to Case No. IN 1608

FILED

OCT 27 2015

To: Whom it may concern:

NEVADA COMMISSION OF
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

1. Deny. I have not been a member of the Sierra Rancho's Property Owner's Assn since 11/2013. *Board of Directors*
2. Agree.
3. Agree.
4. Agree.
5. I have no knowledge. (Recused)
6. I have no knowledge. (Recused)
7. Ms. Anderson is a sociopath and fabricates data to support her psychosis.
8. I made complaints regarding Ms. Anderson's screaming stallion and barking dogs to the Washoe County Animal Control. I also reported to the United States Bureau of Land Management that Ms. Anderson was feeding Wild Horses on her property. *(2011)*
9. My property adjoins Ms. Anderson's property.
10. I made two written complaints to the Washoe County Animal Control and filled out their reporting sheet listing the times that Ms. Anderson's stallion was screaming and her dogs barking and howling. I do not have copies of the complaints.
11. I have no knowledge.
12. I was appointed to the Board of Directors to fill a vacancy. I held this position for two years until a new board was elected in Nov, 2013.
13. Agree.
14. Factually disagree. The Sierra Ranchos Property Owner had reported 80+ plastic and steel barrels stored by his neighbor on their common property line. I did not observe that quantity.
15. Agree, however to my knowledge the SRPOA had never acted on any prior complaint of this nature.
16. Agree.
17. Agree.
18. Agree.
19. I had no knowledge of this matter at that time. Ms. Anderson had filed similar actions in the past against me which were not upheld.
20. Disagree. Ms. Anderson has made numerous allegations against me with the Washoe County Sheriff's Office. Refer to Under Sheriff John Spencer, WCSO.
21. Agree.
22. Agree.
23. I have no knowledge. (Recused)
24. An adjoining vacant 10 acre parcel. (Previously listed "FOR SALE")
25. Agree. Judges make mistakes too.

26. Disagree. The order was vacated in April 2013 by the issuing Judge Hardesy when Ms. Anderson tried to make the "Order of Protection" permanent; finding no basis.
27. I have no knowledge. (Recused)
28. I have no knowledge. (Recused)
29. I have no knowledge. (Recused)
30. I have no knowledge. (Recused)
31. I have no knowledge. (Recused)
32. I have no knowledge. (Recused)
33. I have no knowledge. (Recused)
34. I have no knowledge. (Recused)
35. I have no knowledge. (Recused)
36. I have no knowledge. (Recused) However as my property is exactly on the same elevation as Ms. Anderson's, I am qualified to state her statements are a complete falsity and I believe are fabricated for the purposes of the related issue.
37. I have no knowledge. However it is known fact by horse/livestock owners that when a corral is set up the horses contained within will cause the dirt/manure surface to move to the fence line creating a pool effect. Responsible horse/livestock owners will regularly remove corral sections and re-grade the area or bring in appropriate sand fill to promote drainage.
38. I have no knowledge. (Recused) However I have currently have four non-registered antique vehicles parked behind my home and shop and may be restored at some point as a retirement projects.
39. Her opinion. Not mine.
40. I have no knowledge. (Recused)
41. I have no knowledge. (Recused)
42. I have no knowledge. (Recused)
43. I have no knowledge. (Recused)
44. I have no knowledge. (Recused)
45. I have no knowledge. (Recused)
46. I have no knowledge. (Recused) To date there remains at least two structures on Ms. Anderson's property that are placed within the 60' set back requirement.
47. I am aware that Ms. Anderson submitted a report to the SRPOA that contained information regarding many properties that are not even members of SRPOA.
48. I have no knowledge. (Recused)
49. I have been told the SRPOA properties in question had been granted exemptions over the prior years because of individual property criteria that mainly consisted of excessive slope that necessitated an exemption.
50. I have no knowledge. (Recused)
51. I have no knowledge. (Recused)
52. I have no knowledge. (Recused)
53. I have no knowledge. (Recused)
54. I assume she is referring to Jose Chaidez. This application was denied and the Judge determined I acted within the scope of my duties as a Board Member with SRPOA.
55. I have no knowledge. (Recused)

56. I have no knowledge. (Recused) As far as I know, no action has ever been necessary to "FORCE" a SRPOA member to comply with the 60' setback rule. All SRPOA members have voluntarily complied with the rule or filed for a proper exemption prior to building.
57. I have no knowledge. (Recused) However each exemption is based on the relevant facts for each case in question and in my opinion would not apply to any other independent application for exemption. Since I no longer am a Board member, my opinion is just that; my opinion. That is why the Association has an Executive Board to make determinations to protect the rights of the Association members at large.
58. DENY.
59. Disagree. The job of Director or Officer of the SRPOA Board of Directors is a voluntary duty and is done by individuals to assist the residents and members at large to maintain a cohesive lifestyle and to protect the rights of the members at large. It is and will be difficult to find resident volunteers that are willing to step up to the plate and do the job with individuals like Ms. Anderson filing fictitious, slanderous and liable complaints to whatever Governmental Agency they can find instead of correcting the violations and problems that they have created themselves.
60. SAME.
61. SAME
62. I have no knowledge. (Recused) Disagree. The job of Director or Officer of the SRPOA Board of Directors is a voluntary duty and is done by individuals to assist the residents and members at large to maintain a cohesive lifestyle and to protect the rights of the members at large. It is and will be difficult to find resident volunteers that are willing to step up to the plate and do the job with individuals like Ms. Anderson filing fictitious, slanderous and liable complaints to whatever Governmental Agency they can find instead of correcting the violations and problems that they have created themselves.
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65. I have no knowledge. (Recused)

Please excuse any format errors. I am not an attorney.
Sincerely,

A handwritten signature in cursive script that reads "Brent Johnson". The signature is written in black ink and is positioned above the typed name and address.

Brent Johnson
105 Buckboard Circle
Reno, NV 89508
775-969-3055

BOARD OF DIRECTORS-SIERRA RANCHOS

WE ARE LODGING A COMPLAINT
AGAINST MARGRET & BRIAN SMITH
① 15 CHUCKWAGON RD.

THEY ARE DUMPING 55 GALLON
DRUMS ALONG A COMMON FENCE
LINE. THESE DRUMS ARE CLEARLY
VISIBLE FROM OUR PROPERTY
AND ARE EXTREMELY UNSIGHTLY.
LAST COUNT WAS 80+ DRUMS.

YOUR ATTENTION TO THIS
COMPLAINT WILL BE NOTED.

Thank You,
John & Nancy Andrews
5 CHUCKWAGON
969-3328

10/20/11

Lot 169

REPORT OF COMPLAINT

Complainant: John & Nancy Andrews, 5 Chuckwagon RD, Reno, NV 89508; 775-969-3328

John & Nancy Andrews submitted a written complaint to the Board of Directors Sierra Ranchos dated 10/26/11 which stated they were lodging a complaint against Margaret & Brian Smith, 15 Chuckwagon RD. The complaint specifically identified 80+ plastic and steel oil drums which the Smiths had placed and stored against the common property fence of both properties.

Director Ron Wix and I agreed to investigate the complaint and see if we could solve or make a report to the Board of Directors (BOD). As Ron and I were unable to co-ordinate a time when we would both be able to personally view the properties and report back to the total BOD, I personally drove by both properties. I found both properties to be generally very neat and orderly and was unable to view any substantial violation of section 3.09 of the CC&R's except for the barrels in question.

It should be noted that Washoe County Code 35.570 also deals with the issue of deposits of rubbish and offensive matter.

After returning home from my drive-by view, I called John Andrews and spoke to him at length. I advised him that I was calling to advise him of my charge by the BOD to investigate his complaint. I advised him of the corresponding county code regarding the issue at hand. I also advised him that I personally found both properties to be well kept. Both owners are long term owners since 1984/1988. He advised me that there exists a long time conflict between both parties. He said that he has not asked the Smith's to remove the barrels as they do not communicate with each other.

I advised Mr. Andrews that the BOD has not historically taken a position that I was aware of regarding CC&R violations regarding section 3.09. We discussed the issues at length and he agreed that there are other properties, both Home Owner Assn. (HOA) and other area non HOA, that are much more egregious violators' of either or both the CC&R section and The County Code section. I also advised him that I would report back to the BOD with my findings but did not believe the BOD would take an enforcement position at this time and in this instance. I also advised him based on personal experience; It is my belief the County Code Enforcement would not take any action in this instance. We both agreed that if the sage brush was higher and thicker it would solve the problem. Of course then it may hinder defensible space in case of fire. He requested a written response from the BOD regarding the complaint. I advised him it may not be issued until after the BOD discusses the complaint at the next BOD meeting.

Our conversation was very cordial.

It is my recommendation to the BOD that no action be taken in this matter unless the BOD wants to intercede and ask the Smiths to move or remove the barrels at their discretion to facilitate better neighborhood relations.

*One issue that concerns me is the height and thickness of the sage brush that is growing on SRPOA properties. Both of the properties at issue are in need of the sage brush being cut back and or brush-

hogged along Chuckwagon RD. In fact there has been a recent fire to the S/W corner of the Andrew's property fence. Since this sage-brush is either on the ASSN.'s roadway property, or on the easement, I believe it may be the ASSN.'s responsibility to remove the excessive brush.

Brent Johnson, Director

11/30/2011

3/15/2012

TO: SIERRA RANCHOS HOA.

THIS IS MY OFFICIAL COMPLAINT
REGARDING CCR VIOLATIONS AT
95 BUCKBOARD CIRCLE INCLUDING.

1. ERECTING USED BUILDING STRUCTURES
2. ERECTING BUILDING/STRUCTURES TO
CLOSE TO THE PROPERTY LINES
WITHIN 60' OF PROPERTY LINES.

BRENT JOHNSON
Brent Johnson

105 BUCKBOARD CIR.
RENO, NV 89508

SIERRA RANCHOS PROPERTY OWNERS ASSOCIATION
P.O. Box 11513 • RENO, NEVADA 89510

October 19, 2015

Per SRPOA's attorney, Brent Johnson was asked to leave any executive board meeting before discussion of the Greta Anderson issue was discussed.

Sincerely,

Roger Seifert, Board Director
